



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 14, 2014

TO: Mayor and Councilmembers

FROM: Planning, Community Development

SUBJECT: Contract For Preparation Of The New Zoning Ordinance (NZO)

RECOMMENDATION:

That Council authorize the Community Development Director to execute a City Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners, in an amount not to exceed \$199,910, for planning consultant services to prepare the City's new Zoning Ordinance.

DISCUSSION:

A major update to The Zoning Ordinance, Santa Barbara Municipal Code, Title 28, was funded as part of the Capital Improvement Program from 2014 through 2016. A total of \$597,000 was allocated from the General Fund over three years with \$200,000 of this amount budgeted for consultant services.

Consultant services are needed for this important planning effort. The Zoning Ordinance is the primary tool used to implement General Plan policies and to regulate what is built on the ground and what uses occur in buildings and various sites.

The Zoning Ordinance was first adopted in 1957 with uses and standards dating back even longer. While many amendments have occurred over the years, it has not been comprehensively updated, and in many cases is difficult to interpret. This results in inconsistency, confusion and frustration on the part of all users that rely on The Zoning Ordinance for development. This project is for a comprehensive update that reflects current uses and practices in a user friendly format and that implements the direction of the General Plan.

The City's goal is that at the end of the NZO process the new code will be:

- Restructured, simple, and user friendly
- Modern and current (including uses, definitions, standards, graphics, tables, etc.)
- More flexible in administering the code with clarity in decision making protocols

- Aligned with historic interpretations but reflective of current best practices
- Responsive to nonconforming situations created in the past
- Responsive to community and decision makers input throughout the NZO public process

The NZO process is expected to address the following general topic areas:

- Definitions
- Uses
- Yards and setbacks
- Standards for nonconforming properties
- Allowed encroachments
- Defining additional administrative authority
- Accessory structures and garage standards
- Possible combining of zone classifications
- Evaluation of parking requirements and standards

Consultant Selection

In June of 2014, the City issued a Request for Proposal from consultant firms with experience in updating older zoning ordinances. Two very qualified firms submitted proposals. Both firms were interviewed by City staff and ranked based on qualifications, experience, and ability to perform the update. Dyett and Bhatia, Urban and Regional Planners, were selected as the firm to prepare the NZO. These consultants have extensive experience in preparing comprehensive zoning regulations for cities and counties in California and other areas. They are currently preparing zoning codes for the City of Goleta, Santa Monica, and Beverly Hills, amongst others.

Project Phases

The consultant's proposal to complete the NZO is to break down the project into major phases as outlined below and in agreement with the tasks and timeline shown on the attachment. The NZO will be developed through a public process including work with the NZO Joint Committee and various community/Planning Commission workshops.

Phase I – Diagnosis and Technical Analysis

Complete an analysis of background studies, including technical review of current regulations, comments from outreach to focus groups, and summary of issues to be addressed.

Phase II – Framework for New Zoning

Complete an analysis of issues and prepare an outline reflecting the framework for a new zoning code that implements the General Plan, and is easier to use and understand.

Phase III – Products and Public Process

Draft preliminary regulations to implement the General Plan and city policies and reflect current best practices, building on the technical revisions identified by City staff. Develop information for meetings to review the “modules” of preliminary regulations with City staff, the NZO Joint Committee and followed by joint community/Planning Commission workshops scheduled to provide feedback. Subsequently, prepare a public review draft for hearing and adoption.

Phase IV – Hearings and Adopted Ordinance

Prepare materials for Planning Commission, Ordinance Committee and Council hearings, as well as preparation of the adopted Zoning Ordinance.

The goal is for the NZO to be adopted by Council by the fall of 2016. See attachment.

Professional Services Agreement

Staff recommends that Council authorize an agreement for consultant services to develop the City’s new Zoning Ordinance in an amount not to exceed \$199,910.

A copy of the contract, including the scope of work, can be viewed at the City Clerk’s office, City Hall, 735 Anacapa Street, Santa Barbara.

BUDGET/FINANCIAL INFORMATION:

There are sufficient appropriated funds for this project in the City’s General Fund and through the Capital Improvement Program.

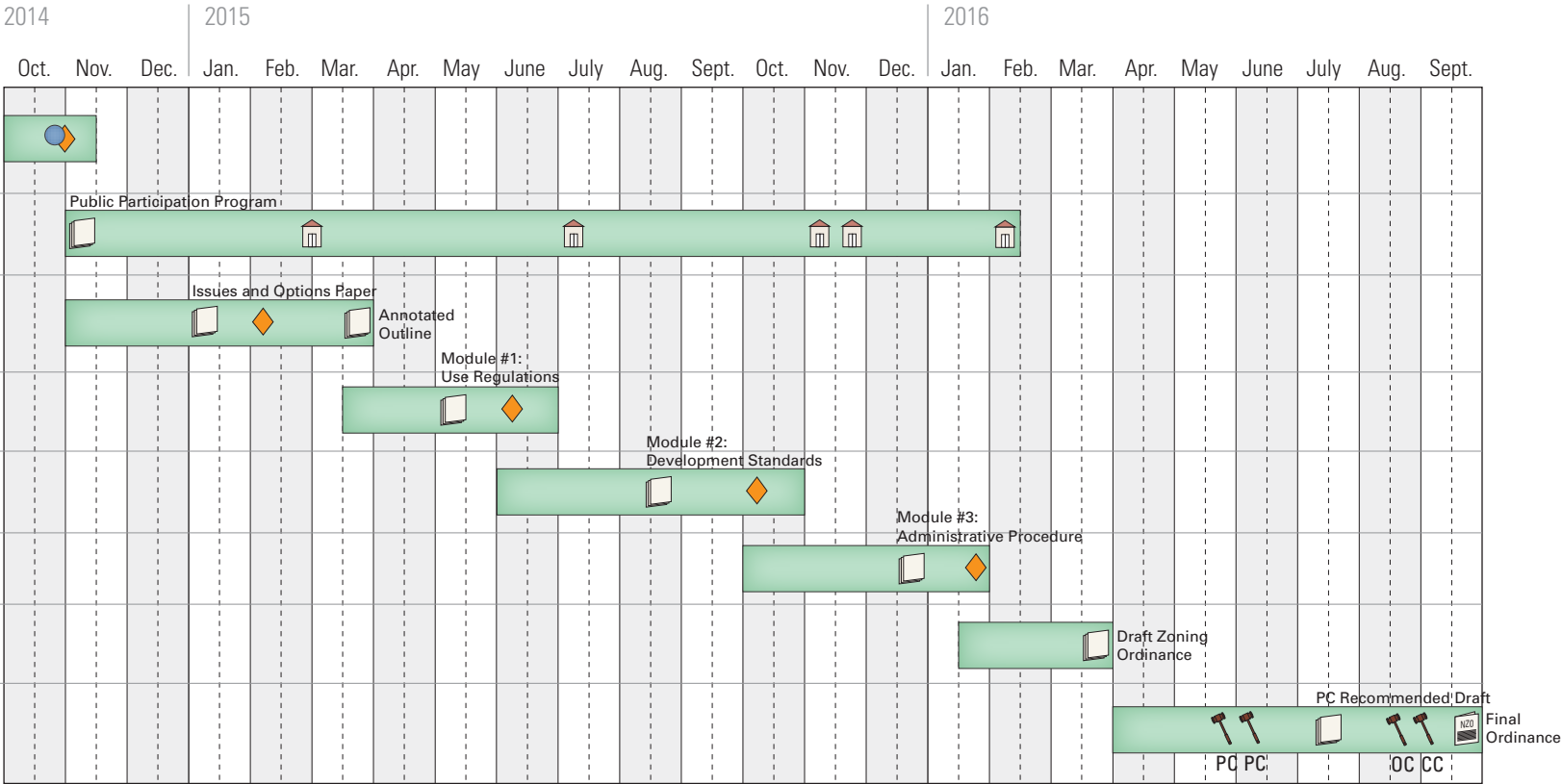
ATTACHMENT: Schedule, Santa Barbara New Zoning Ordinance

PREPARED BY: Beatriz E. Gularte, Project Planner

SUBMITTED BY: George R. Buell, Community Development Director

APPROVED BY: City Administrator's Office

Schedule
Santa Barbara New Zoning Ordinance



DYETT & BHATIA
Urban and Regional Planners

Consultant Effort

Interim Product

Final Product

Staff Meeting

NZO Joint Committee Meeting

Community Meeting/Workshops

Public Hearing

PC Planning Commission

OC Council Ordinance Committee

CC City Council